

041.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

952,700 / 952,700

USE VALUE:

952,700 / 952,700

ASSESSED:

952,700 / 952,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
127-129		RAWSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VALLARELLI JANICE M	
Owner 2: VALLARELLI RICHARD J	
Owner 3:	
Street 1: 33 ALTON ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: DI NICOLA MICHAEL P--ETAL -
Owner 2: DI NICOLA JOSEPHINE F/LIFE EST -
Street 1: 6 VAN NORDEN RD
Twn/City: WOBURN
St/Prov: MA
Postal: 01801

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2432 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					28543	
104	5000.000	491,400	5,300	456,000	952,700					GIS Ref	
										GIS Ref	
										Insp Date	
										10/11/18	

Total Card / Total Parcel	952,700 / 952,700
APPRAISED:	952,700 / 952,700
USE VALUE:	952,700 / 952,700
ASSESSED:	952,700 / 952,700

USER DEFINED	13473!	
PRIOR ID	Prior Id # 1: 28543	
PRIOR ID	Prior Id # 2:	
PRIOR ID	Prior Id # 3:	
PRINT	Date 12/29/21 Time 23:08:16	
LAST REV	Date 10/09/19 Time 11:55:54	
ASR MAP	apro	
FACT DIST		
REVAL DIST		
YEAR		
LANDREASON		
BLDREASON		
CIVILDISTRICT		
RATION		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DI NICOLA MICHA	70863-517	4/12/2018	Convenience	1	No No
DI NICOLA MICHA	41211-86	10/16/2003	Family	1	No No
	8399-305	1/1/1901		No No	N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/9/2018	575	Redo Kit	27,200	C					10/11/2018	MEAS&NOTICE	HS	Hanne S											
6/27/2013	977	Redo Kit	7,500	C					5/1/2014	Measured	PC	PHIL C											
2/2/2005	68	Siding	4,000	C					7/10/2013	Info Fm Prmt	EMK	Ellen K											
									3/24/2009	Meas/Inspect	372	PATRIOT											
									5/2/2006	External Ins	BR	B Rossignol											
									9/14/2005	Fieldrev-Chg	BR	B Rossignol											
									3/2/2000	Inspected	270	PATRIOT											
									2/28/2000	Measured	264	PATRIOT											
									8/19/1993		TH												

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average	PDAS, KIT IN BMT	THIRD BATH IN BSMT.
A Bath:	1	Rating: Fair		
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:		Rating:		

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 11	BRs: 5	Baths: 2 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:	1	5	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	5	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CALC SUMMARY**

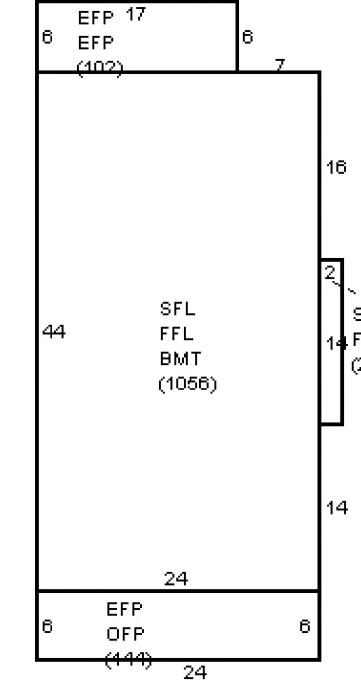
Basic \$ / SQ:	180.00
Size Adj.:	1.13431728
Const Adj.:	0.98010004
Adj \$ / SQ:	200.114
Other Features:	144250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667695
Depreciation:	176272
Depreciated Total:	491424
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	491400
Before Depr:	200.11
Val/Su Net:	132.24
Val/Su SzAd	226.66

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X30	A	AV	1950	20.95	T	40	104			5,300			5,300

**COMMENTS****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,084	200.110	216,924						
SFL	Second Floor	1,084	200.110	216,924						
BMT	Basement	1,056	69.790	73,698						
EFP	Enclos Porch	348	34.350	11,954						
OPP	Open Porch	144	27.400	3,946						
Net Sketched Area:				3,716	Total:	523,446				
Size Ad	2168	Gross Area	3716	FinArea	2432					

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**